



City of Kuna Comprehensive Plan

Options & Opportunities Summary Report

June 2018

Envision Kuna Options & Opportunities Summary Report

Contents

Phase 2 Outreach Summary	2
Summary of Themes.....	3
Survey Responses.....	6
Demographics	6
Feedback on the Vision and Policy Areas	7
Draft Vision Statement.....	8
Vision Statement Questions	9
Workshop Overview and Results.....	15
Advisory Committee Meeting Input	20
Developers and Builders Meeting Results	20
Reed Elementary Student Engagement Activity.....	22
Take-Aways	23

Compiled by Agnew::Beck and J-U-B

Phase 2 Outreach Summary

Phase 2 “Options and Opportunities” of the *Envision Kuna* Comprehensive Plan featured extensive public outreach to narrow down and ask Kuna’s citizens about specific intent and policy directions for the plan. Specifically:

- Input on priorities related to economic development, health, transportation, housing, parks and trails and land uses was obtained.
- A vision for the plan was drafted and shared.
- A map series focused on obtaining feedback on future land uses, entryway corridors, parks, trails and downtown development.
- Sample land use patterns and designs were shared to help identify the desired characteristics of the built environment (at public workshop).

In Phase 3, the final *Envision Kuna* comprehensive plan will be drafted, shared for public review, and finalized. Work from Phase 2 will be combined with research and public input from Phase 1 to refine the vision, further develop the plan’s goals areas, identify specific strategies/projects/tools that will allow Kuna to implement its identified goals, create a series of maps and graphics for the plan, and develop the Future Land Use map.

Figure 1. *Envision Kuna* Project Timeline



The Phase 2 outreach included two Advisory Committee meetings, online survey, community workshop, a meeting with local developers and builders, and 6th grade student classroom outreach at Reed Elementary School. Over 500 individuals were engaged in this process to help shape the vision, values, goals and strategies in the *Envision Kuna* Comprehensive Plan. The following sections highlight key findings and results from each of the Phase 2 public engagement opportunities.

Summary of Themes

Many recurring themes from all elements of the public outreach are shown below, grouped into common categories:

- Growth, Development and Land Use
- Transportation
- Housing
- Economic Development
- Community Character

Growth, Development and Land Use

- Kuna residents see growth management as a high priority for the Comprehensive Plan. Development should be thoughtful and the impact on the community feel should play a role in development decisions.
- Kuna residents are experiencing the growing pains associated with a large population boom. For instance – roads are busier, there is more congestion, the perception of neighborliness has declined, and expressions of concern about safety have increased.
- Respondents do not want Kuna to develop and grow in the same style as surrounding communities but want to develop in their own way – preserving characteristics of the slower-paced, small-town, rural, friendly feeling that attracted them to Kuna in the first place.
- Identify and protect areas for agricultural lands, parkland and open spaces.

Transportation

- Transportation infrastructure, particularly roads, should grow as the population grows. There is currently a perception of traffic congestion amongst survey respondents which many respondents believe to be a symptom of growth occurring faster than infrastructure.
- There is a fear that major arterials in Kuna will turn into congested roadways similar to areas of Meridian Road and Eagle Road, to the north.
- The train tracks at the southern part of town create a significant barrier to transportation for many residents, and many continue to express concern about emergency service access. An overpass or additional ways to improve connectivity to north of the tracks is a major interest amongst respondents
- Respondents commented that many roads in Kuna are in need of maintenance and repair.
- Pedestrian and bicycle access throughout Kuna should be improved. Currently, to access major destinations, pedestrians and cyclists have to utilize major arterials that are uncomfortable to travel on and/or do not have pedestrian and bicycle infrastructure.
- Complete sidewalks and improve intersection crossings for pedestrians.
- Some felt that there are too few ways to enter and leave Kuna, and that additional routes in and out of the community are desired.

Housing

- Many respondents indicated a desire for the preservation and development of larger lot homes and subdivisions.
- New home developments have been too dense and lack stylistic diversity leaving neighborhoods without a sense of neighborhood character. Homogenous style development doesn't serve the full spectrum of housing needs.
- Create a mix of housing types that balances starter homes, medium density developments and large lot single family homes.
- Many respondents felt housing development is occurring too quickly and is approved without considerations to existing neighborhoods and surrounding areas.

Economic Development

- Be aware of the balance between big box stores/chain restaurants and smaller local businesses. Too much of one type of business development is not good for the community.
- Respondents want to see job opportunities for individuals with a wide range of qualifications.
- Industrial development should occur in a way and in locations that do not impact the small-town feel of Kuna.

Education and Youth

- Kuna's school system is struggling to keep up with the population growth. Classrooms are crowded, and new facilities are needed.
- Kuna's youth need opportunities to remain active with constructive and fun ways to spend their time.

Community Character

- Respondents generally appreciate the small-town feel of Kuna. Take active measures to preserve this aesthetic and feel in the face of rapid development.
- Downtown businesses need to have some common branding to create cohesion and character.
- Kuna should strive to be unique and identifiable. Avoid development and styles that could be Anytown U.S.A.

Figure 2. Specific Project Ideas from Survey Responses

Transportation	Parks, Trails and Public Facilities	Attractions
Add a footbridge over Indian Creek	Recreation center	Increase the number and diversity of restaurant choices (Too many pizza places!)
Contiguous and connected sidewalks throughout Kuna	Municipal pool	Expand farmers' market
Widen E Avalon from Orchard St to Swan Falls Road	Community center	Movie theater
Widen Deer Flat from Meridian to Linder Rd.	Extend the greenbelt East from Orchard To Crimson Point Elementary	Bring in shopping mall or Village-at-Meridian-style development
Widen Linder Road from Deer Flat to Boise/Main St.	Provide activities and specific places for youth Boys and Girls Club Sports complex with ball fields	Create an RV park
Traffic light at intersection of Hubbard Rd and Meridian Rd	Create a community garden (note: one opened in 2018)	
Traffic light at intersection of Swan Falls Rd and Avalon Rd	Connect the library with the broader Ada County library system	
Update lighting on major streets	Improve access to health facilities	
	Firehouse/emergency responder station located south of railroad tracks	

Survey Responses

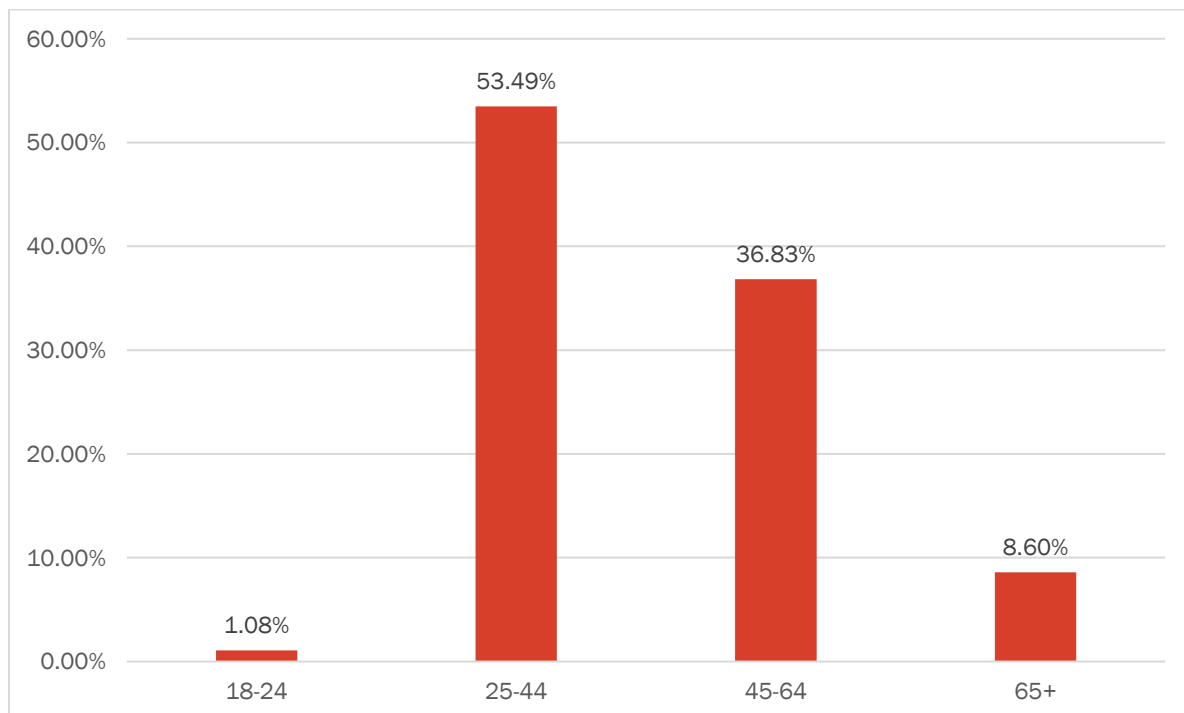
The second *Envision Kuna* Survey was open from May 1st to May 31st and received 443 responses. The survey was advertised through a City of Kuna Public Service Announcement, emails, social media posts, and through advertisement on banners, flyers and print ads throughout Kuna. The survey results and notable highlights are included below. A full compilation of verbatim survey responses is available upon request from the City of Kuna planning department.

Demographics

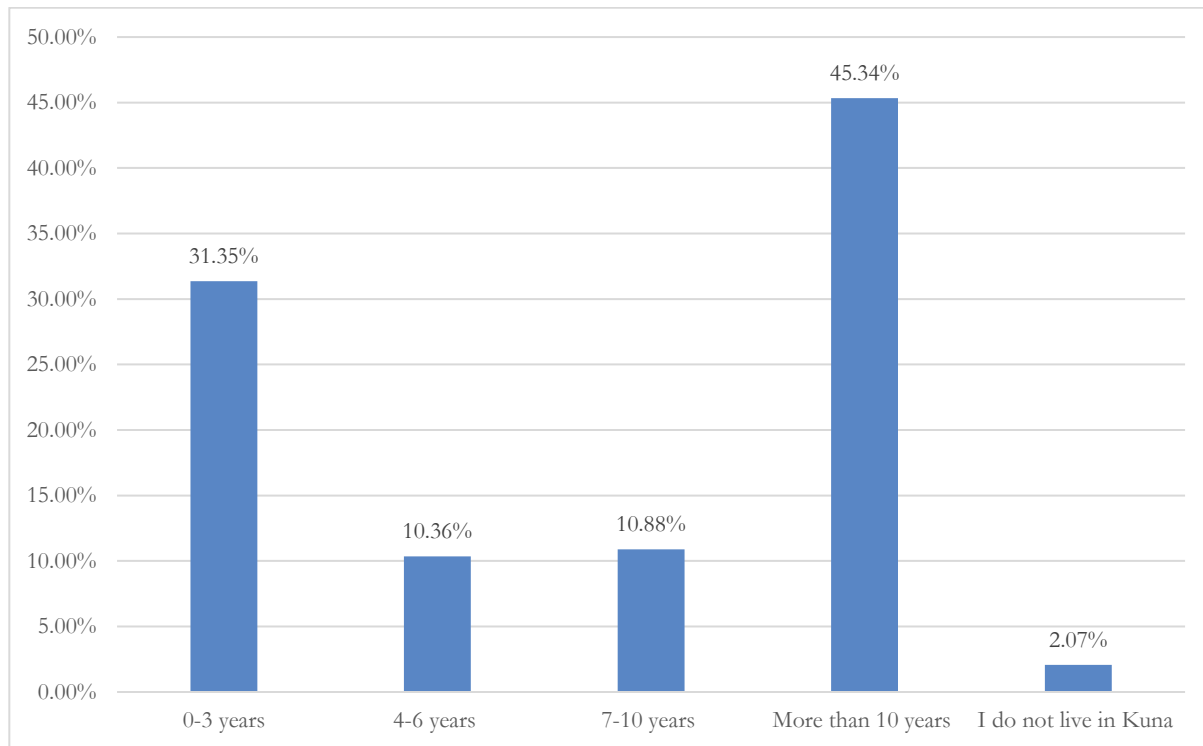
Two questions were asked in the survey to help interpret input received. Knowing who is providing input helps identify trends, and any potentially underrepresented groups.

Demographics Question1: What is your age? N= 372

Survey respondents were primarily working-aged individuals between 25-64. 8.6% of respondents over the age of 65 closely mirrors the population demographics of Kuna where 8.1% of the population is over the age of 65. Younger individuals between the ages of 18-24 are underrepresented a fact that should be taken into consideration when evaluating responses of this survey.



Demographics Question 2: How long have you lived in Kuna? N=386



Feedback on the Vision and Policy Areas

The survey was designed to solicit feedback on a community vision statement and six broad policy areas covered in the comprehensive plan. The policy focus areas included:

- Economic development
- Health
- Housing
- Land Use
- Transportation
- Community Character

In general, survey respondents were widely supportive of both the vision statements and policy focus areas. This input will be used to revise the vision statement and focus areas and will be used as a factor in determining priority project focus areas. Amongst all ideas represented in the six policy areas, a few of the categories rose to the top as highest importance among all survey respondents. The top ten most supported categories, as indicated by their weighted score responses, are shown in the chart below.

Figure 3. Top Ten Most Supported Policy Focus Areas, All Survey Categories

Policy Focus Area	Weighted Score
Open and recreational space (preservation of open space for recreational uses and natural resources management)	4.49
Environmental Exposure and Safety (air quality, water quality, soil quality, healthy habits)	4.46
Controlling traffic (reduce congestion on major arterials, alternative routes, speed reductions, etc.)	4.44
Agriculture (preserve land for small and larger-scale agricultural production)	4.38
Emergency preparedness (respond to natural hazards, disease or damaging/disruptive weather patterns)	4.35
Active lifestyles (opportunities for recreation, walking and biking options)	4.34
Energy and utilities (sustainable infrastructure)	4.2
Education (local opportunities for workforce development, training and continued education)	4.19
Community cohesion (suitable housing choices, public safety, community projects)	4.16
Business development (encourage entrepreneurs, and support individuals starting businesses)	4.11

Draft Vision Statement

Respondents reviewed and were asked to submit feedback on the draft vision statement, below.

We Envision Kuna as...

Economically Diverse and Vibrant

Kuna will have a coordinated, planned approach to build a diverse and robust economy that supports a mix of industries and businesses. A multitude of employment opportunities will provide a well-trained workforce for our community. As Kuna continues to provide opportunities to launch new business and expand existing businesses, Kuna will grow as an essential contributor to the regional economy.

Healthy

Citizens will continue to enjoy ample opportunities for a healthy, active lifestyle and abundant recreation, including connected trails and open spaces, as well as increasing

opportunities for access to a range of quality, local health wellness services, clean air, water and soil.

Distinctive Character and Well-Designed

Kuna will retain its close-knit, small town, welcoming character and elements of its rural, natural and agricultural roots. Land uses should meet community demands for services and sustained economic growth. Development should be planned, designed and built to keep Kuna a desirable and distinctive community.

Connected

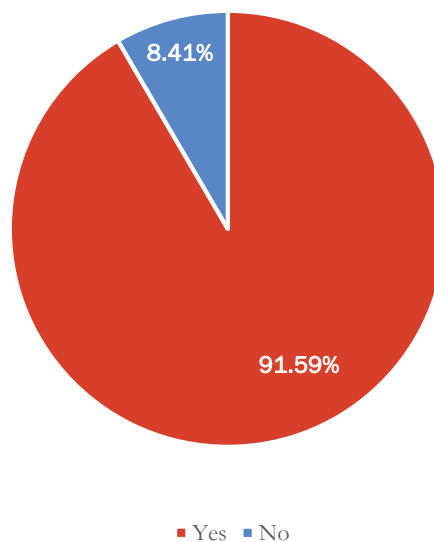
Kuna will have an array of transportation choices available to citizens and visitors. Kuna's streets, sidewalks, highways, pathways, trails and rails will not only allow people to safely and efficiently move in, out and around Kuna, but also contribute to the community character. Kuna should be technologically connected with a strong, stable communications network, energy and utilities infrastructure that are sustainably maintained.

Collaborative Government

City government will be transparent, trustworthy, well-run, and encourage citizen participation at all levels. The City will continue to regularly collaborate with a variety of partners to provide the best possible services and amenities to citizens in an efficient, and cost-effective way.

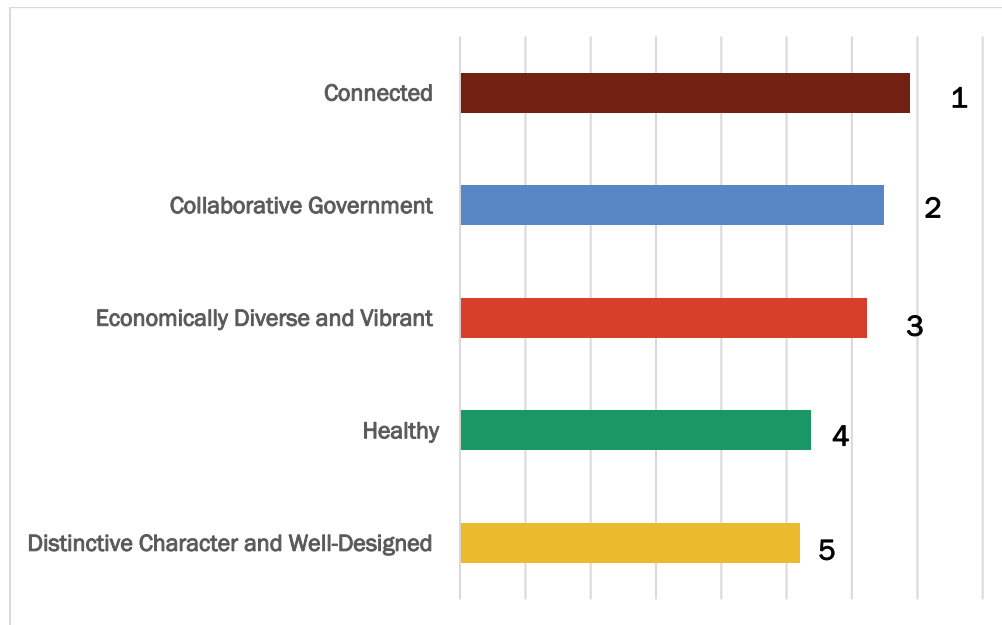
Vision Statement Questions

Q1. Do you generally feel that the Vision Statements reflect what you want to see in Kuna over the next 10 to 20 years. N=440



Q2. Rank the vision statement topics in order of importance to you (1 being the most important and 5 being the least important) N=443

The vision statements were generally well supported. Connected and Collaborative government were the highest rated amongst survey participants and distinctive character was ranked the lowest overall. The chart below shows the statement topics in order of importance.



Q3. What changes, if any, would you make to the vision statement? Is anything missing? N=204

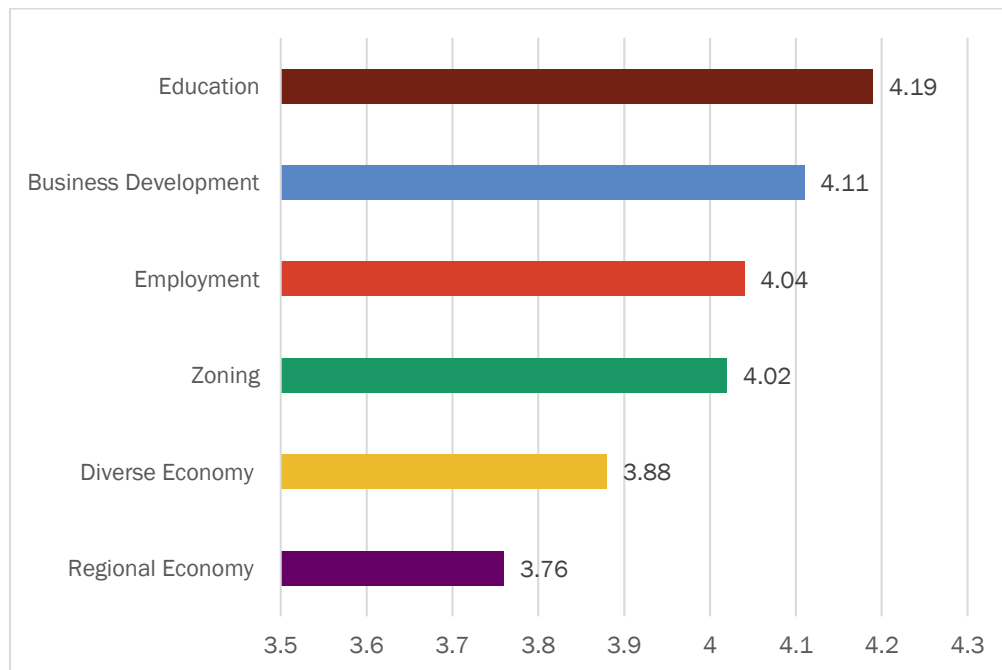
The below selection of responses shows notable themes and recurring ideas related to the vision statement. A full list of responses can be found in appendix A. Project specific ideas have been incorporated into the Ideas and Other Input section of this summary.

- Promote growth management and slower-paced development.
- Promote Kuna as a city for families with programming, activities, events and available spaces for play and gathering.
- Promote the development of strong infrastructure within Kuna.
- Promote a diversity of development (residential and commercial).
- Preserve farmland and agricultural spaces.
- Promote safety (police, fire, emergency response).
- Emphasize education.
- Highlight Kuna as a place with many entertainment options.
- Highlight Kuna as a place with strong parks and open space infrastructure.
- Promote art and historic preservation.

- Provide transportation options and access to all of Kuna's residents, regardless of their location in Kuna.
- Highlight a small town feel and rural character as an important part of Kuna's identity.
- Preserve wildlife in and around Kuna.

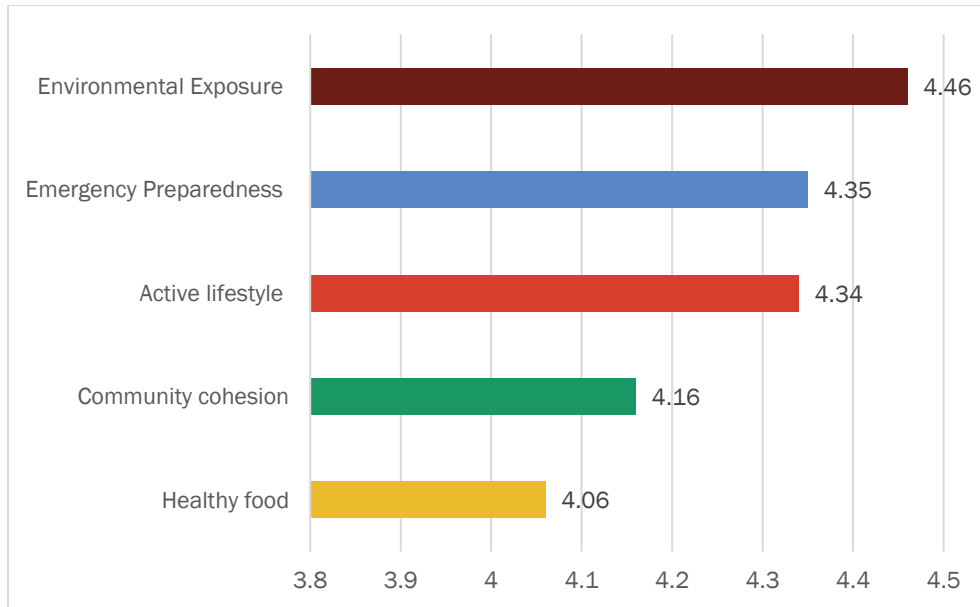
Q4. Please rank each of the following Economic Development focus areas on a scale of 1 to 5 (1 being not important at all and 5 being very important) N=415

All of the Economic Development focus areas listed in question 4 ranked towards the important side of the scale. Education (local opportunities for workforce development, training and continued education) received the highest weighted average of 4.19 followed closely by Business development (encourage entrepreneurs, and support individuals starting businesses) with an average of 4.11. Participation in the regional economy ranked the lowest with a weighted average of 3.76.



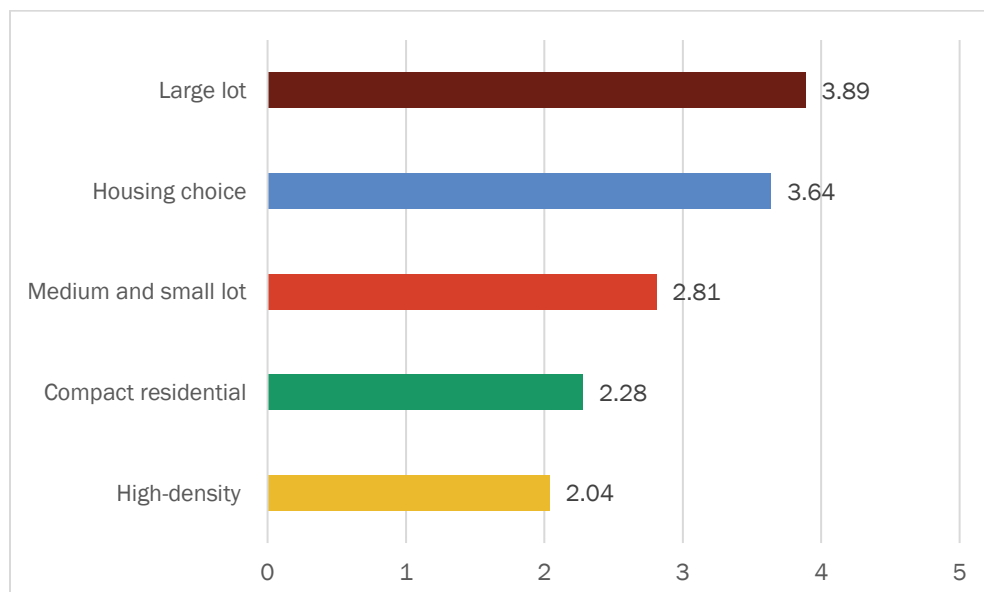
Q5. Please rank each of the following Health focus areas on a scale of 1 to 5 (1 being not important at all and 5 being very important) N=408

All five health focus areas received a weighted average greater than 4.0 indicating respondents felt that these were very important focus areas for the Envision Kuna Comprehensive Plan.



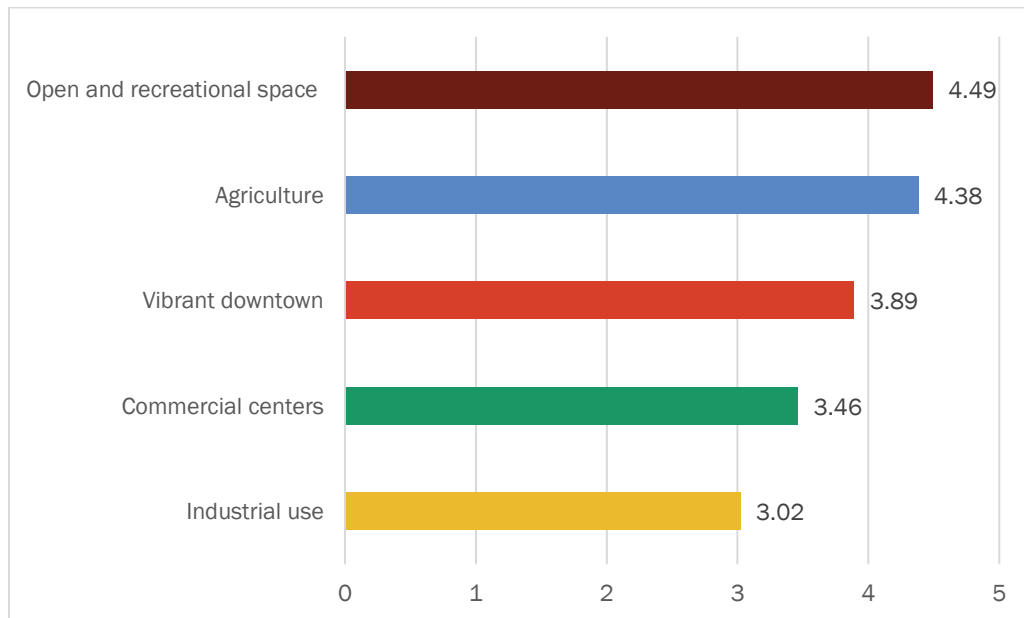
Q6. Please rank each of the following Housing categories on a scale of 1 to 5 (1 being not important at all and 5 being very important) N=401

Large lot homes were the most popular choice amongst survey respondents with a weighted average of 3.89. Both compact residential and high-density options ranked below an average of 2.5 indicating that a majority of respondents did not find these options to be important for Kuna. Housing choice maintained a rating of 3.64 indicating that respondents did want residents of Kuna to have a diversity of housing choices that would accommodate people of all ages, family sizes and income.



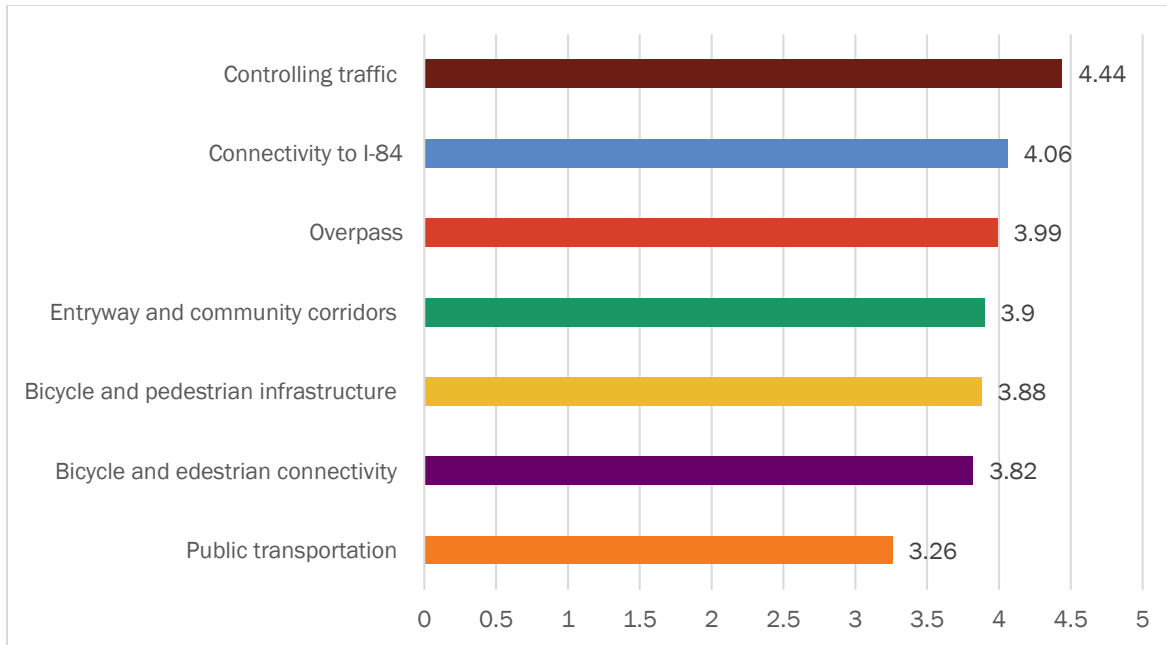
Q7. Please rank each of the following Land Use focus areas on a scale of 1 to 5 (1 being not important at all and 5 being very important) N=402

Respondents ranked open and recreational space along with agricultural use as the two highest priority focus areas. Industrial use rated somewhat important amongst survey respondents indicating that development of this type should be considered as an important part of land use in Kuna, but that the process should be methodical and avoid any negative impacts or disruptions to life in Kuna.



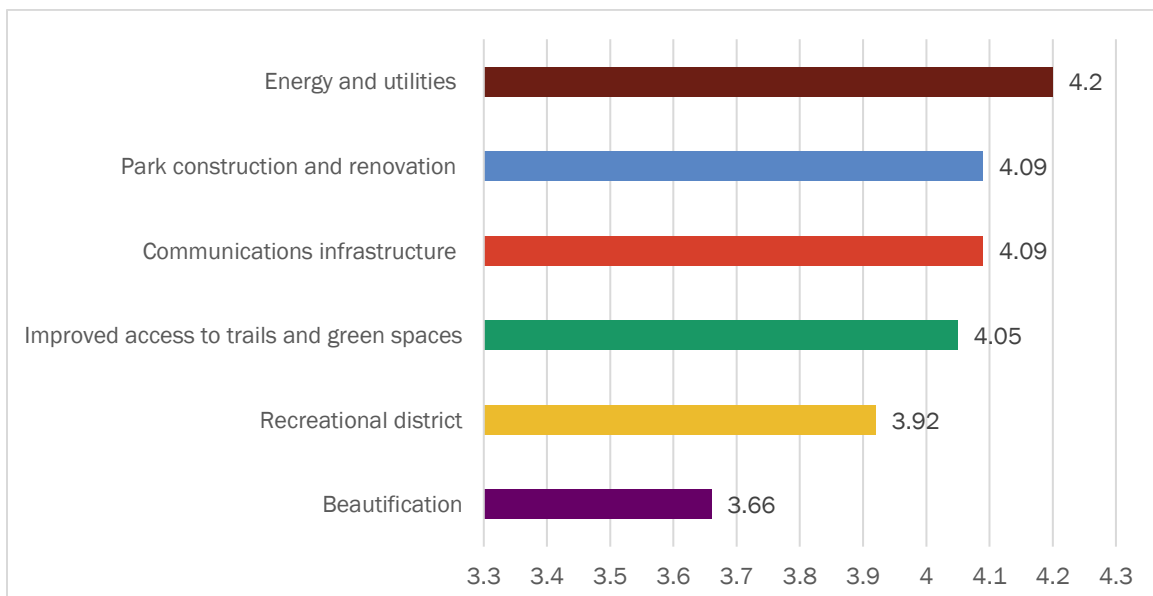
Q8. Please rank each of the following Transportation focus areas on a scale of 1 to 5 (1 being not important at all and 5 being very important) N=402

Responses to most of the transportation focus areas were tightly clustered between weighted averages of 3.8 to 4.1 indicating that respondents felt that these transportation focus areas were important for the success of the comprehensive plan. Controlling traffic was the most important focus area amongst respondents with a weighted average of 4.44. Public transportation was the only focus area category with a weighted average below 3.5, which indicates that this may be a lower priority and has more respondents who are not interested in seeing the development of public transportation when compared to other transportation focus areas.



Q9. Please rank each of the following Community Character focus areas on a scale of 1 to 5 (1 being not important at all and 5 being very important) N=393

The distribution of responses on community character focus areas is very homogenous. Respondents indicated that all of the listed focus areas are important with energy and utilities being the highest priority and beautification the lowest priority.



Q10. Is there anything else you would like to let us know? N=174

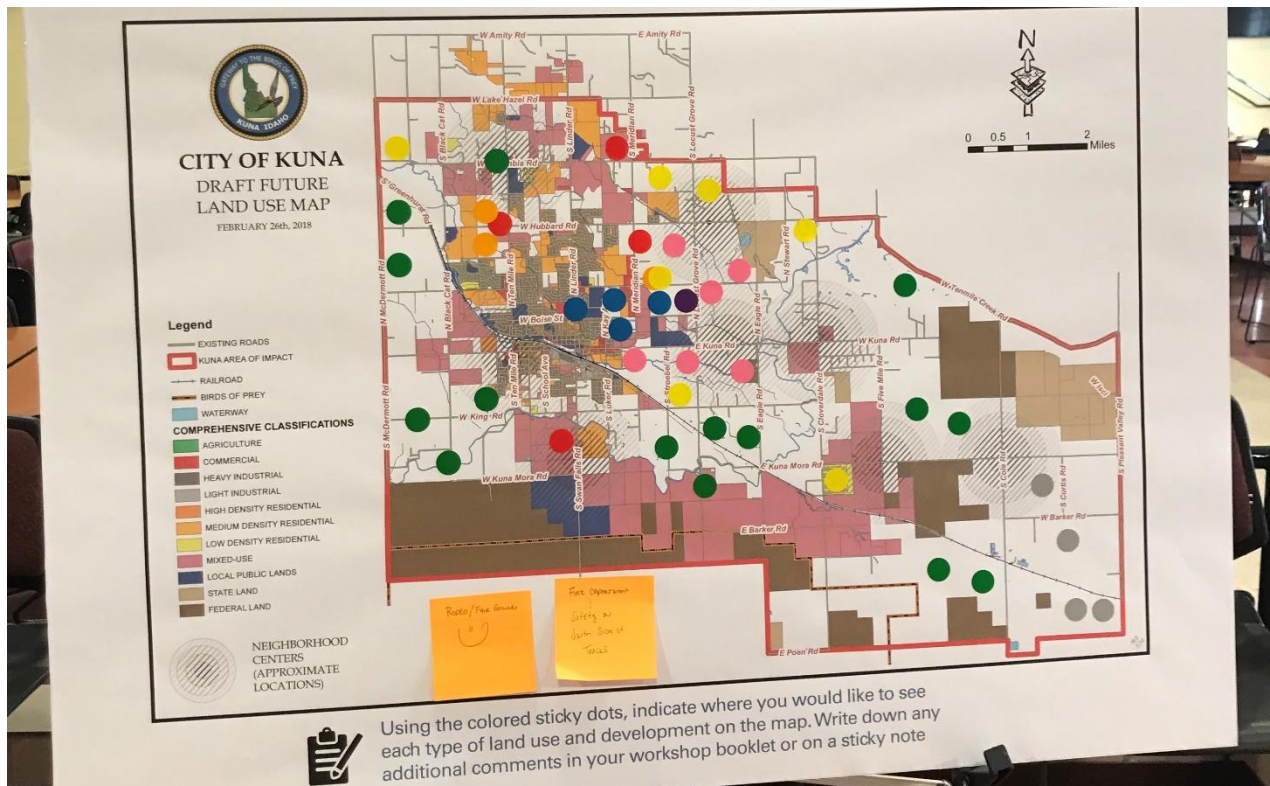
See Appendix A for the full set of responses from this question. Notable themes and highlights from these comments have been included in the Summary of Themes section as well as the Ideas and Other Input from Survey section of this report.

Workshop Overview and Results

Around 40 people participated in the second Envision Kuna Public Workshop and Open House. Workshop participants were encouraged to visit the seven stations around the room and provide input in a workbook and on maps. The workbooks mirrored the online survey questions and included additional opportunities to provide input on a series of planning maps about parks, trails, entryway corridors, transportation network, future downtown development and land uses, including different types of residential development. The workshop input was recorded and incorporated into the above survey summary. Photos of the final maps from the workshop are shown below.

Land Use Station Results

Participants at the land use station were asked to identify areas on a map where they would like to see different land uses in the plan's future land use map. The dots on the map below show where participants indicated a desire for various land uses. The dots are color-coordinated to match the land use classifications identified on the posters shown on the following page.



Land Use

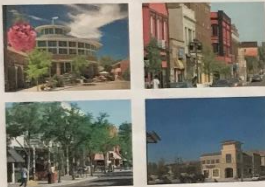
Other Land Uses



Regional Commercial Centers

Intended for use by for-profit businesses such as office complexes, shopping malls, service stations and restaurants

Handwritten note:
Land is designated for regional commercial centers. This area is intended for use by for-profit businesses such as office complexes, shopping malls, service stations and restaurants.



Mixed-Use and Neighborhood Activity Centers

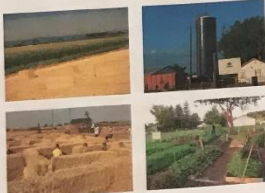
A walkable neighborhood area comprised of mixed land uses with interconnected residential, commercial areas, schools, civic and public spaces. These spaces are not connected to the city core and serve as standalone areas where people can live, work and play.



Light and Heavy Industrial

Light Industrial: production and business that includes manufacturing and wholesale facilities that are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Light industrial areas are typically more attractively designed and are in business-park type settings.

Heavy Industrial: intended to accommodate manufacturing, processing and warehouse activities. This area allows for the production of objectionable or hazardous noises, odors, dust, smoke and glare. This district is not intended for public use due to exposure risks.



Agriculture

Intended to preserve, protect and assure the continuing viability of agricultural lands within the City and area of impact. Agricultural uses are typical of farming, dairy production, pasturage, horticulture, animal husbandry, agritourism and agritainment, etc.

Land Use

Housing Choices and Neighborhood Types



Low Density Residential, Large Lot

Includes current R-2 zoning, not to exceed two dwelling units per acre



Medium-Density Residential

Includes current R-4, R-6, and R-8 zoning, not to exceed eight dwelling units per acre



Compact Residential, Small-Scale Multi-Family

Includes current R-12 zoning, not to exceed twelve dwelling units per acre



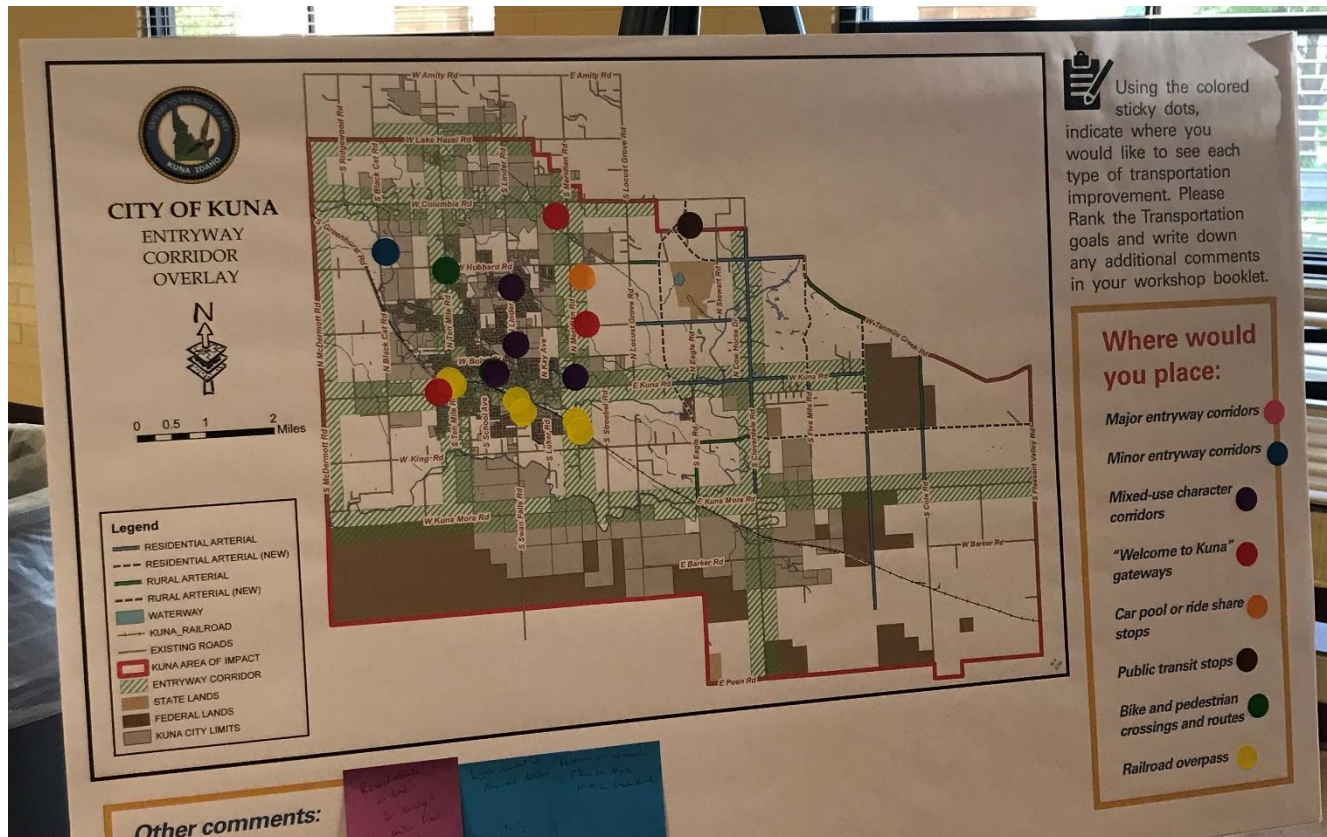
High-Density, Multi-Family

Includes current R-20 zoning, not to exceed twenty dwelling units per acre

Entryway Corridor Station Results

Participants were asked to identify the corridors on the map that they would like to see developed and utilized as entryways into the City of Kuna. Meridian Road, Linder Road and Ten Mile Road were all identified as north-south corridors that should serve as entryways, with Linder Road featuring traditional elements of a character corridor that features more design and slower traffic.

Other various transportation elements are also identified on the map including public transportation stops, car-pool and ride share locations and the location for a preferred overpass across the railroad tracks in southern Kuna.

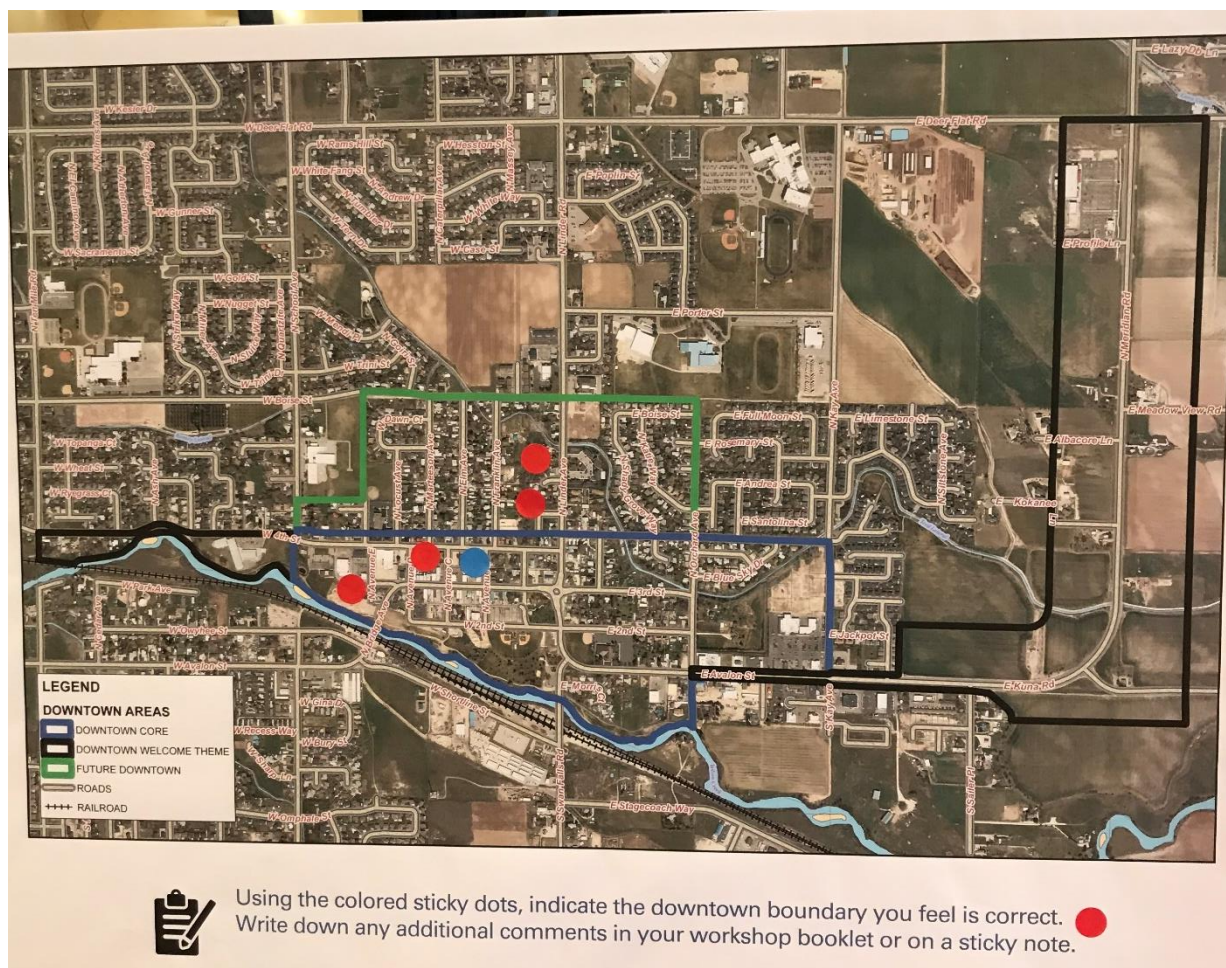


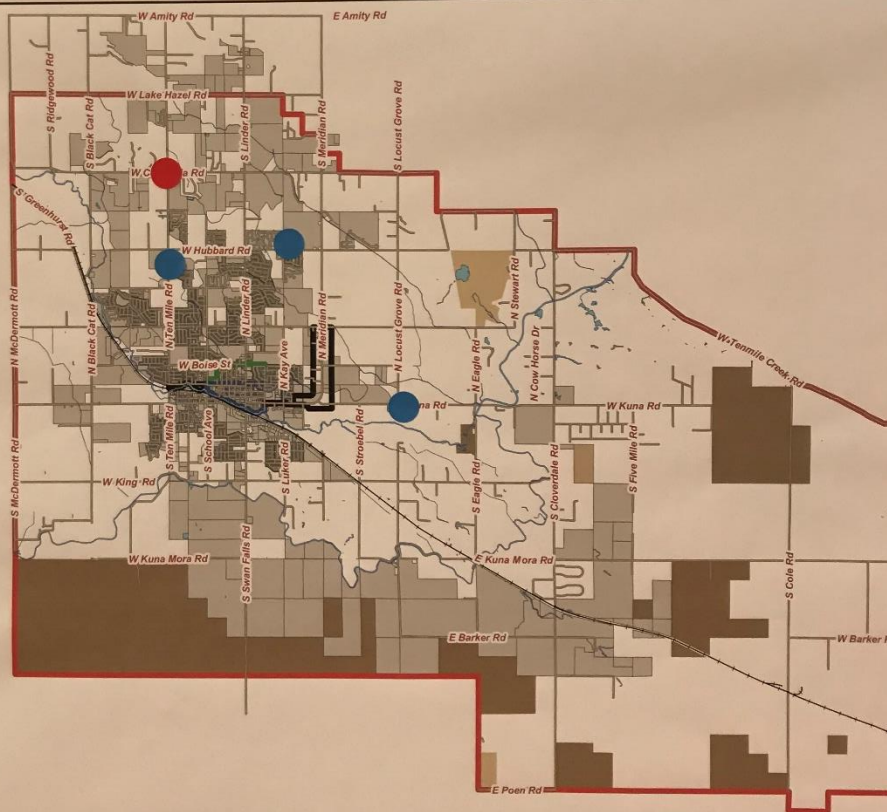
Downtown Development Results

The downtown map station asked participants to identify the area that they consider to be the downtown in Kuna, and where future downtown development should be directed. This station also proposed areas where a “welcome theme” should be applied, so roadway design and adjacent land uses would transition into/out of the downtown core.

Generally, participants felt that the current downtown boundary was appropriate, and supported identifying areas for future expansion. However, respondents were mixed in their feeling about which direction(s) the downtown should expand. Respondents generally were enthusiastic about the idea of a transition into downtown with a well-defined “welcome theme,” and supported the identified corridors while suggesting additions to apply the theme to Avalon Street and allow downtown even more interaction with Indian Creek.

The second poster featuring the full map of Kuna shows where participants identified other areas in Kuna that they would like to see developed as character corridors and community centers that serve similar functions to downtown.





Using the colored sticky dots, indicate other locations where similar types of character and development would be appropriate. Write down any additional comments in your workshop booklet or on a sticky note.

Advisory Committee Meeting Input

The *Envision Kuna* Advisory Committee met in prior to the survey response period and the public workshop to provide input on the vision, maps and generate ideas for goals and strategies. These comments were used to revise the vision statements shared in the survey, and the maps shared at the workshop. A summary of the results from this input is included as Appendix B.

Developers and Builders Meeting Results

On May 10, 2018, a meeting was held to acquire input from the current and future developers/builders throughout the Treasure Valley area. Questions regarding general development, housing, and transportation were asked to evaluate the positives and negatives of developing and building within the City of Kuna. The questions and responses received are outlined as follows:

What do you like about developing in Kuna? What does Kuna do well?

- Working with Staff – they have really great attitudes and customer service skills
- Kuna is a pro-growth area
- Kuna is very open to ideas and thinking outside of the box
- Smooth, quick processes – really fast turn-around on building permits

What are some barriers to development in Kuna? What can Kuna do better?

- The utilities and rock
- Need to make information for building permits and entitlement applications more available electronically – easier access to permits and information on current development as well (similar to Ada County's web map)
- Entitlements processing has slowed, need more staffing for faster review times and turn-around
- Create a more streamlined process, preferably online: pay online, upload documents, etc.
- Kuna should attend/represent Kuna at monthly Building Contractors Association meetings – offers a good format to attract a wider variety of builders to Kuna
- In general, Kuna should promote themselves more to get the desired land use patterns, developments and variety of housing types

What is needed to make diverse housing options happen?

- The current ability of an Administrative decision on deviating from dimensional standards is a good thing
- It would be good to have a supporting lot size for 1200 sq. ft. homes on smaller lots
- It would be good to revisit dimensional standards in the zoning code that actually allows the underlying zoning's density to occur. For example, it is not possible to get six units per acre in

an R-6 zone due to minimum lot sizes and frontage widths. This makes it harder during the public process, as it appears to the public that developers are seeking more intense density than will actually happen.

- Educate the public on how the process works and what the limitations are; create a standard public process – this would help alleviate neighborhood concerns when developments are proposed.
- Try to get away from the one-acre or larger-sized lots in Kuna; it is not feasible to provide city services.

How can the City of Kuna incentivize builders/developers to make diverse housing options happen?

- Implement a density bonus in exchange for clustering, amenities, and lot variances
- Promote use of the Planned Unit Development ordinance

What are ways we can work with the development community to achieve uniform, functional and aesthetically pleasing corridors as development occurs?

- Update COMPASS numbers, and get all figures updated as well
- Implement ACHD policy amendments to approve variances and create more latitude
- Educate the Planning and Zoning Commission and the Council on one-acre lots and larger, they do not pencil out “(no less than 3/acre)”
- Work to create a more business-friendly community; housing demand will follow job types available just like housing creates the demand for commercial
- Highway 69 and Ten Mile Road needs more density housing behind commercial development
- Highway 69 and Ten Mile Road are different than Linder – Linder is more adequate for multi-modal
- Create a low stress alternative transportation network (example. Sacramento)
- Mason Creek and Indian Creek should be identified and preserved
- Show future pathways ahead of time to create neighborhood connectivity

Other general thoughts and comments:

- Kuna is expensive in the Treasure Valley for building permits (example: water and sewer hook-up fees for new multi-family buildings)
- There is a demand for density – townhomes and 4-plexes are filled faster than they can be built
- Zoning is the key to do density
- Housing costs are rising faster than wages
- Develop boundaries and impact fees

Reed Elementary Student Engagement Activity

An outreach effort occurred to receive input from children living within the City of Kuna. On May 6, 2018, City staff and consultants met with three sixth-grade classes from Reed Elementary. The students were asked to mark on maps to indicate where and what they would like to see in Kuna in the future as well as write down what they currently love about the City on large poster boards.

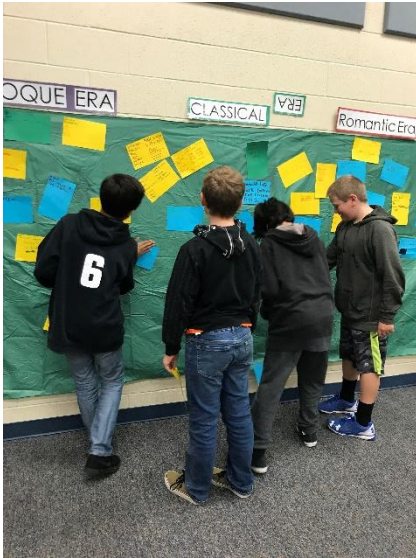


What we
♥
about
Kuna



A wordle was created to display the answers received from the students regarding what they would like to see in Kuna in the future. The responses appear larger the more repetitive the response was amongst the students.





Take-Aways

The information collected in Phase 2 of the Envision Kuna Comprehensive Plan project will be used to tailor specific recommendations and strategies for the final comprehensive plan. Below are highlights of how citizens' desires will likely shape the final plan.

- *Strong support for the existing vision statements, with some slight, but key revisions.* The updated vision will reflect the key themes identified in the sections above including specific additions relating to the importance of education, safety, open space/agriculture, public facilities and a controlled growth management approach.
- *Details about the location and feeling of entryway corridors.* Adjustments to the definitions, locations and design/development strategies along entryway corridors, adjacent land uses and methods will be articulated to encourage high-quality character along key corridors.
- *Refinement of the Future Land Use map.* The revised map will focus on retaining agricultural and open space areas, accommodating space for larger home development, allowing mixed-use development in many areas to meet desired commercial and residential needs.
- *Integrate health, economic development and community character into all goal areas.*
- *Identify growth management techniques while still encouraging needed development.* Recommendations will be tailored to focus on directing and managing growth in ways that support the beloved character of Kuna.
- *Identify specific ways to develop more activities for youth, recreation.* Both the survey and the school outreach expressed strong desire for more options for things to do in Kuna.